

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Eddlynch Road @ the distance	*	DEPUTY ZONING COMMISSIONER
of 10' W centerline of Ranch Road	*	
12th Election District	*	OF BALTIMORE COUNTY
7th Councilmanic District	*	
(7809 Eddlynch Road)	*	CASE NO. 02-345-A
Linda L. & Anthony J. Sergi, Jr.	*	
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Linda and Anthony Sergi, Jr. The variance request is for property located at 7809 Eddlynch Road in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 1 ft. in lieu of the required 10 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

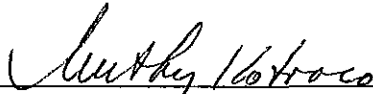
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Date 3/22/02
 By PC [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of March, 2002, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit an addition with a side yard setback of 1 ft. in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/22/02
R. J. Giverson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 22, 2002

Mr. & Mrs. Anthony J. Sergi, Jr.
7809 Eddlynn Road
Baltimore, Maryland 21222-3319

Re: Petition for Administrative Variance
Case No. 02-345-A
Property: 7809 Eddlynn Road

Dear Mr. & Mrs. Sergi:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7809 EDDLYNCH Rd
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 BCZR

To permit an addition with a SIDE YARD setback of 1' in lieu of the required 10'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

7809 Eddlynoch Rd (410)285-1170

Address

Telephone No

Name - Type or Print

Balto. MD

21222-3319

City

State

Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address

Telephone No

City State Zip Code

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3/22/02 day of March that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-345-A

Reviewed By JRF Date 2-19-02

Estimated Posting Date 3-3-02

REV 10/25/01

OPTIONAL SIGNATURE FOR FILING
Date 3/22/02
By [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7809 EDD Lynch Road
Address
Baltimore, Maryland 21222-3319
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

New Addition will exceed maximum allowance to property line.

- (A) Family growing {Need extra parking AREA & living Space}
- (B) 1st FLOOR GARAGE Side of Home 18' x 46' 20' x 42.6'
- (C) REMOVE Excessing wood Porch for Family Room (Rear of Home)
- (D) 2nd FLOOR OVER GARAGE FOR STORAGE
- (E) Powder Room Rear of Garage

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Anthony J. Sergi Jr.
Signature
Anthony J. Sergi Jr.
Name - Type or Print

Linda L. Sergi
Signature
Linda L. Sergi
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of FEB, 2002 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anthony J. Sergi Jr. Linda L. Sergi
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal

James A. Cavanna
Notary Public

My Commission Expires 9/1/03

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 7809 EDDLYNCH ROAD

BEGINNING AT A POINT ON THE South SIDE OF

EDDLYNCH ROAD WHICH IS 50'

WIDE AT THE DISTANCE OF 10' West OF THE

CENTERLINE OF THE NEAREST IMPROVED INTER-

SECTING STREET Ranch Road WHICH IS

50' WIDE. *BEING LOT # _____

BLOCK _____, SECTION # _____ IN THE SUBDIVISION

OF _____ AS RECORDED IN THE

DEED Liber
~~BALTIMORE COUNTY PLAT BOOK~~ # 9152, FOLIO#

794 CONTAINING 8,230'. ALSO KNOWN

AS 7809 EDDLYNCH ROAD AND LOCATED IN THE

12 ELECTION DISTRICT, 7 COUNCIL

MANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **10123**

DATE 2-17-02 ACCOUNT 001-706-6150

AMOUNT \$ 50.00

RECEIVED FROM: Linda Se gi

7807 EDDLYN HILL RD. ITEM # 345
01 - VARIANCE Take by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
2/20/2002 2/19/2002 (5:00:57)

REL MOSE CASHIER R005 LRG ORAMER
*RECEIPT # 251755
Dept S 528 ZWING VERIFICATION
CR NO. 010123

Relat Tot 50.00
100.00 CR
50.00 - 00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-345-A

Petitioner/Developer: ANTHONY &

LINDA SERGI

Date of Hearing/Closing: 3/18/02

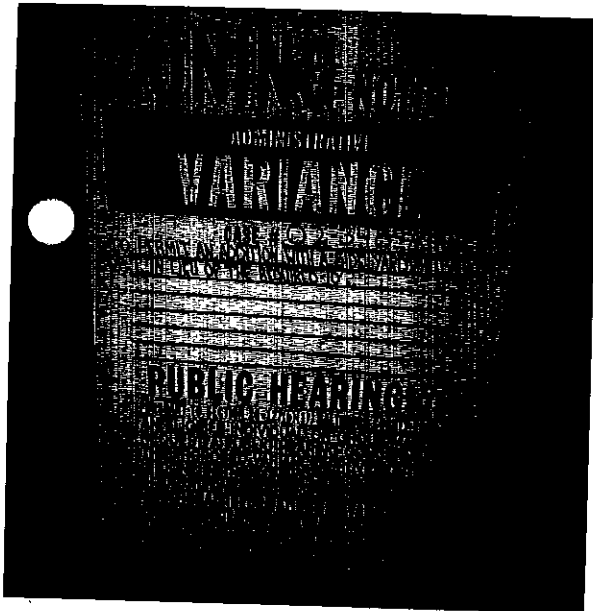
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 7809 EDDY LYNCH RD

The sign(s) were posted on 3/2/02
(Month, Day, Year)



Sincerely,

[Signature] 3/2/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: # 345

Petitioner: Mr. Anthony J. Sergi Jr. & Linda Sergi

Address or Location: 7809 EDDLYNCH ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Anthony J. Sergi Jr.

Address: 7809 Eddlynn Road

Baltimore, Maryland 21222-3319

Telephone Number: (410) 285-1670 (410) 925-7952 (W)

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 345 -AAddress 7809 EDDLYNCH RD.Contact Person: Jun Fernando

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2-19-02Posting Date: 3-3-02Closing Date: 3-18-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 02- 345 -AAddress 7809 EDDLYNCH RD.Petitioner's Name Anthony & Linda SergiTelephone 410-285-1670Posting Date: 3-3-02Closing Date: 3-18-02

Wording for Sign: To Permit an addition with a side yard setback of
1' in lieu of the required 10'.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 18, 2002

Mr. & Mrs. Anthony J Sergi Jr
7809 Eddlynch Road
Baltimore MD 2122-3319

Dear Mr. & Mrs. Sergi:

RE: Case Number: 02-345-A, 7809 Eddlynch Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 19, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel


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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 1, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 4, 2002*
Item Nos. 317, 331, 332, 334, 335,
336, 337, 338, 340, 341, 342, 343,
(345), 348 and 349

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 28, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 4, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the following item #'s.

331, 334, 335, 337, 339, 340, 341, 342, 343, (345),
346, 347, 348, 349,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 27, 2002

Zoning Advisory Committee Meeting of March 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

317, 331, 332, 336-338, 340-342, 345, 346, 348, 349

Still waiting on Agriculture Preservation Comments for 334, 335, 339.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: April 1, 2002

Zoning Advisory Committee Meeting of March 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

317, 331, 332, 336-338, 340-342, 345, 346, 348, 349

No AG Comments for 334, 335, 339.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 11, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 12

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-338 & 02-345

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey M. Long

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 345

JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PROPERTY ADDRESS 7809 EDDLYNCH RD

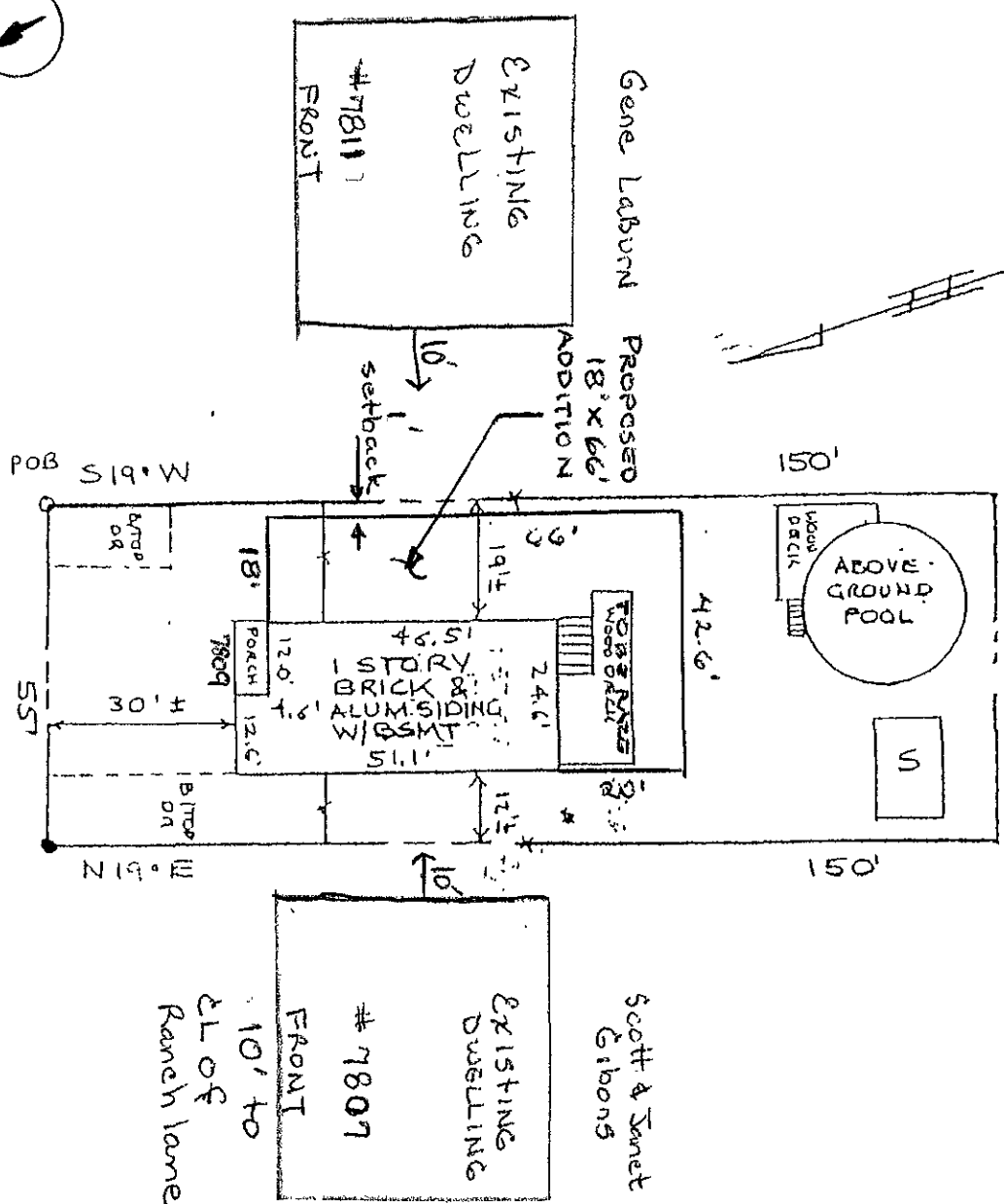
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME

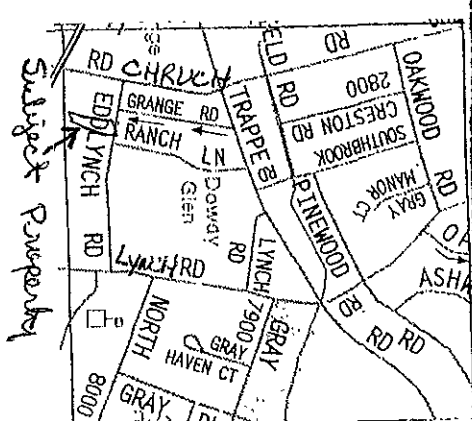
PLAT BOOK # _____ FOLIO # 19 LOT # _____ SECTION # _____

OWNER Anthony & Linda SERGI JR

N 71° 30' W 55



VICINITY MAP
SCALE: 1" = 1000'



Subject Property

LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # SE 3F

ZONING DR S.S

LOT SIZE 8750

PUBLIC PRIVATE

SEWER ☒ ☐

WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------	-------------------------------------	--------------------------

☐ YES

CRITICAL AREA

HISTORIC PROPERTY/

PRIOR ZONING HEARING
NONE

ZONING OFFICE USE ONLY

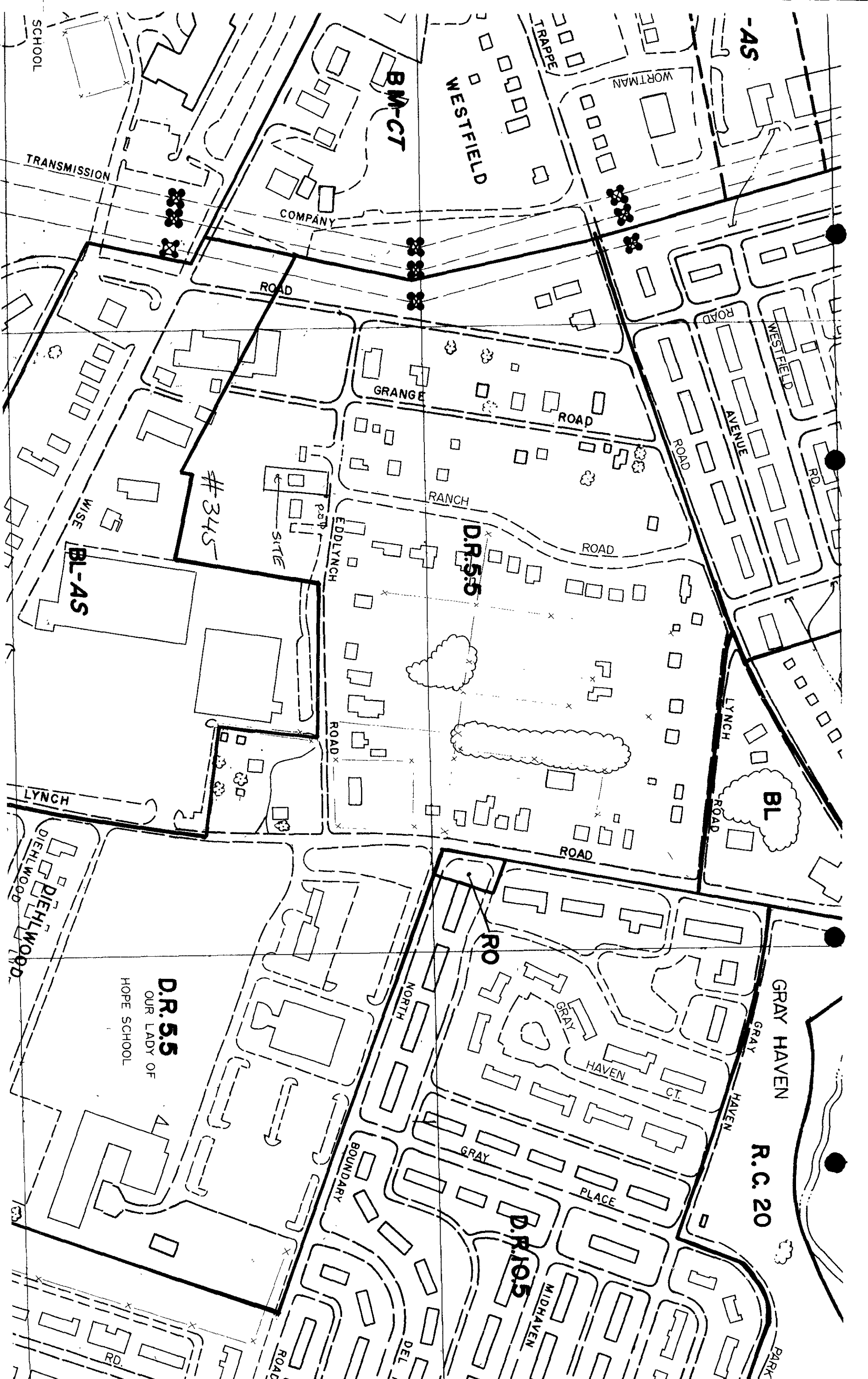
REVIEWED BY ITEM # CASE #

PREPARED BY Tony & Linda Sergi SCALE OF DRAWING: 1" = 30'

SCALE OF DRAWING: 1" = 30'

EDDLYNCH RD
SOFT R-W / 30' PAVING

Ret. Ex. #1.



-AS

BWCT

WESTFIELD

TRAPPE

WORTMAN

SCHOOL

TRANSMISSION

COMPANY

ROAD

GRANGE

ROAD

ROAD

WESTFIELD

AVENUE

RD.

RANCH

ROAD

#345

SITE

EDDY LYNCH

D.R. 5.5

BL-AS

BL

LYNCH

ROAD

ROAD

LYNCH

DIHLWOOD

D.R. 5.5

OUR LADY OF
HOPE SCHOOL

RO

NORTH

GRAY

HAVEN

CT.

GRAY HAVEN

R.C. 20

PLACE

D.R. 10.5

MIDHAVEN

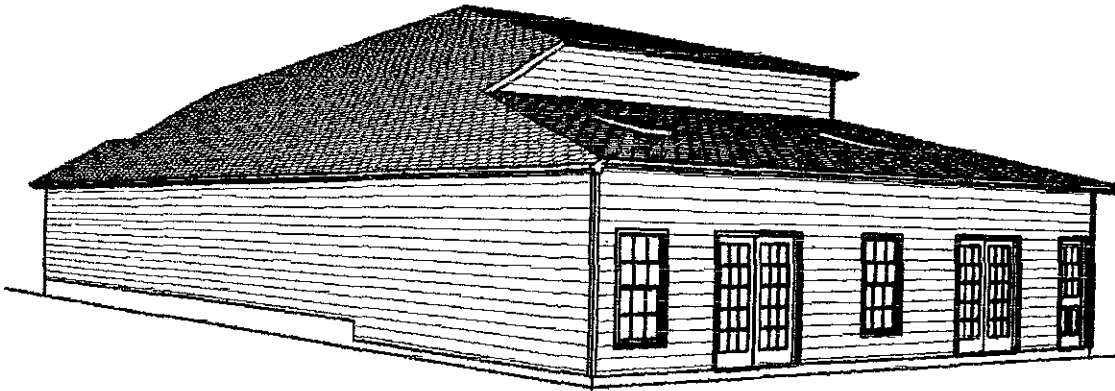
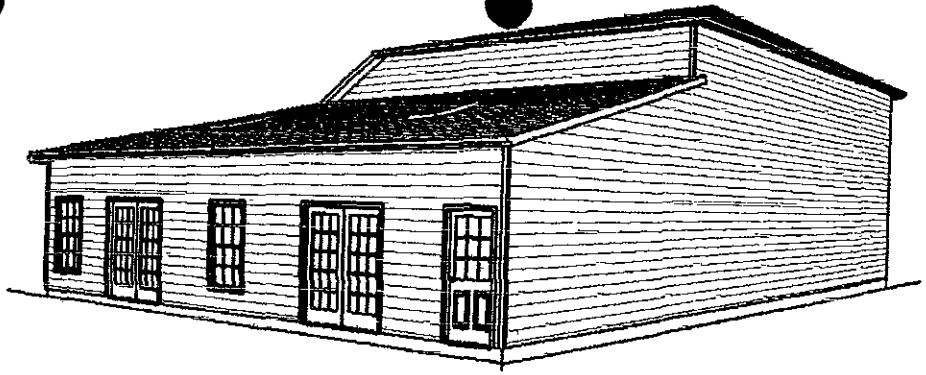
DEL

BOUNDARY

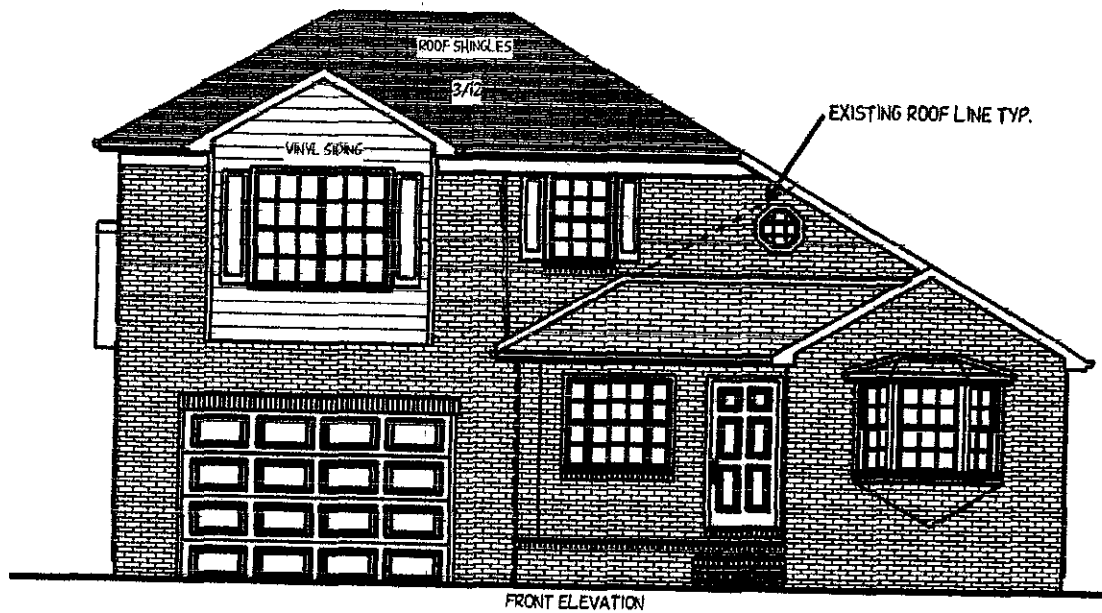
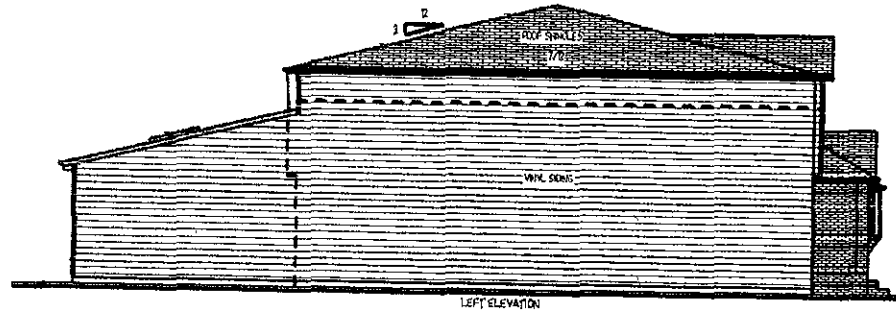
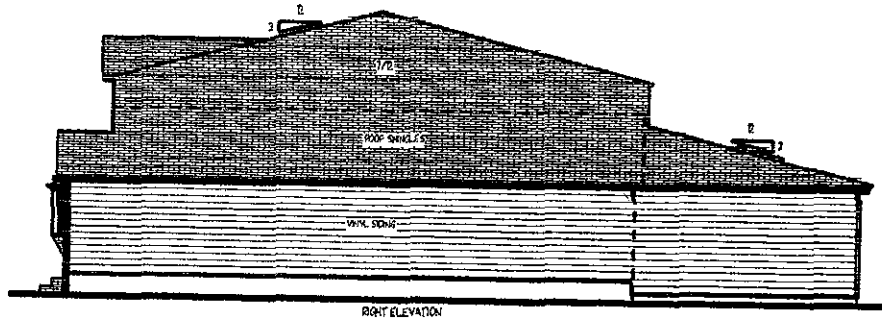
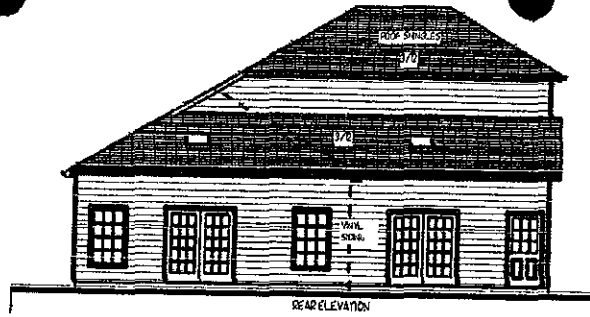
RD.

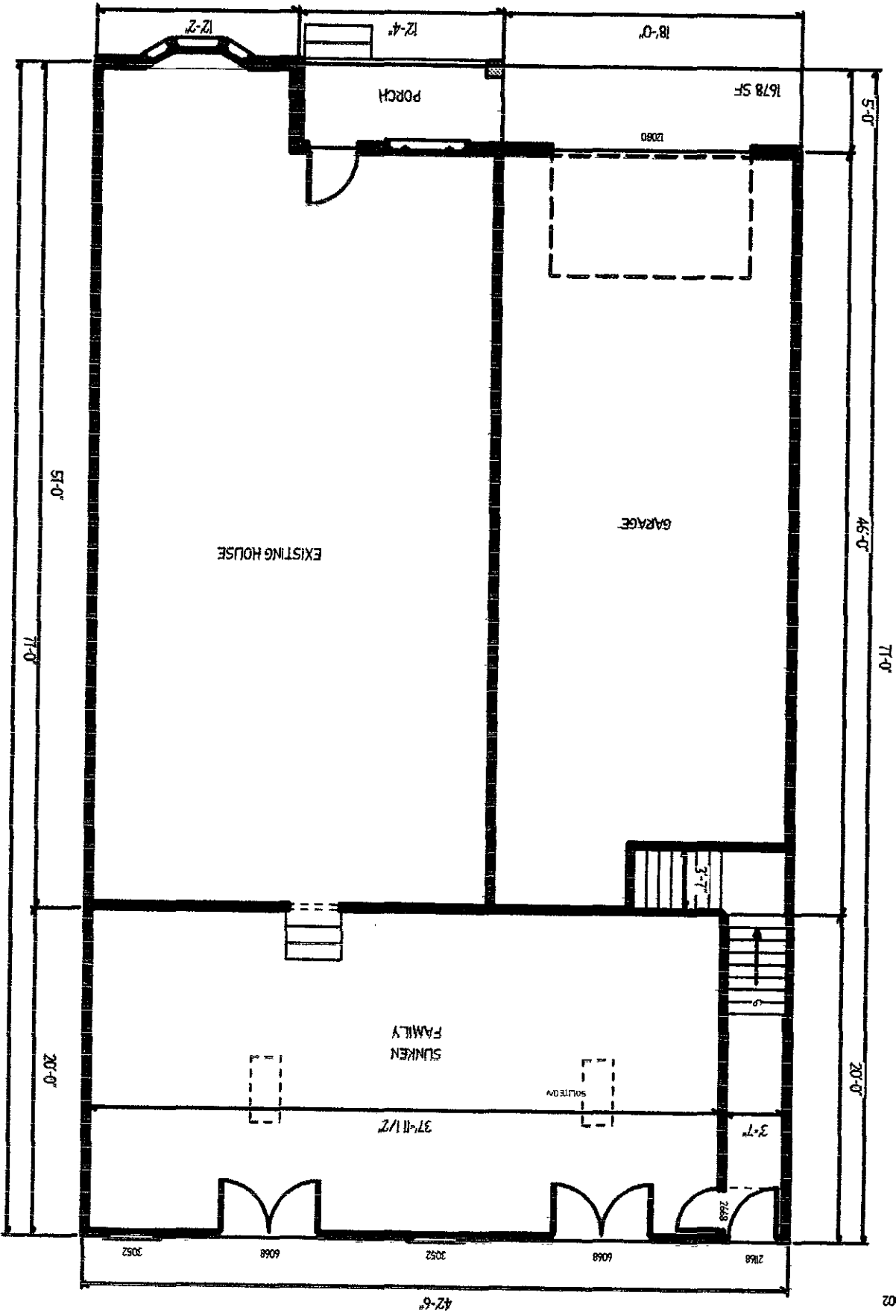
TONY SERGI
FROM: DRP 3-31-2002
SCALE: 1/8" = 1'

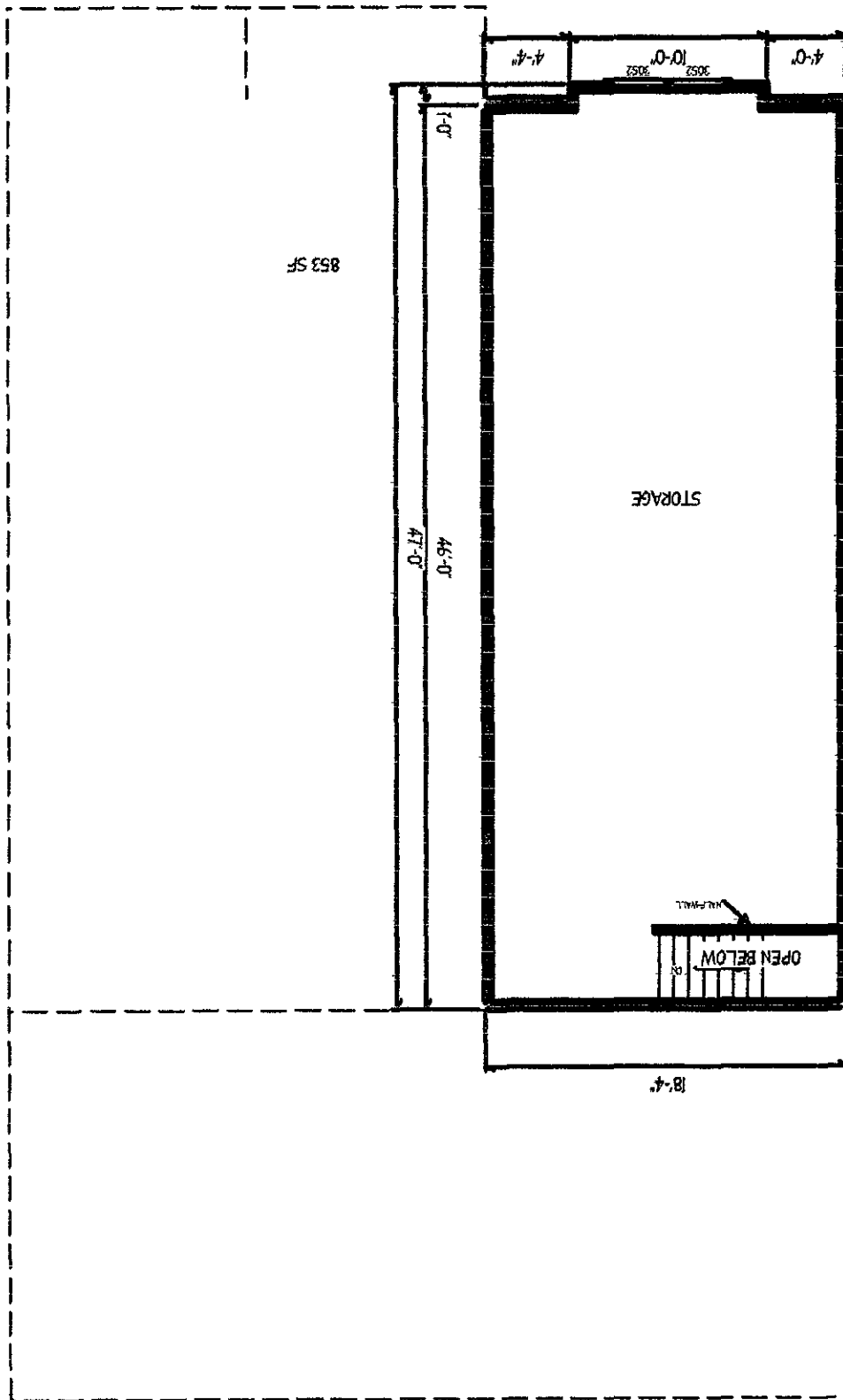
4 OF 4

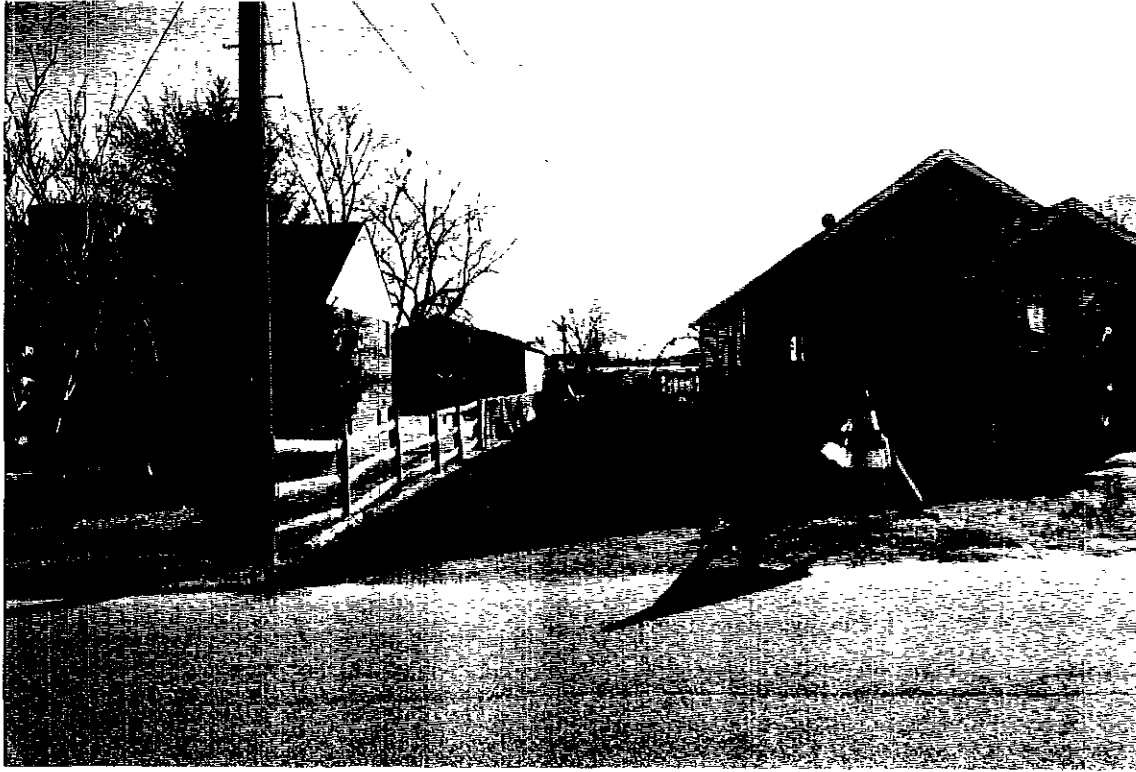


#345









Side yard propose location
for the addition



FRONT OF Property



Rear of Property